

Ilex Lane, Winscombe

£550,000

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Bedrooms: 4

Bathrooms: 2

Receptions: 2

Situated in a peaceful position alongside the Strawberry Line, this spacious detached home offers four double bedrooms, generous living accommodation and excellent outside space, all within easy walking distance of the centre of Winscombe and the village primary school.

The property provides well-proportioned accommodation throughout, with the ground floor centred around a particularly generous living room, separate dining room and kitchen/breakfast room. The living room is a good-sized principal reception space, with a bay-effect window to the front and glazed folding doors opening through to the dining room. The dining room in turn has direct access to the rear garden, creating a useful connection between the main living spaces and outside.

The kitchen/breakfast room is well proportioned and fitted with a range of wall and base units, together with a Rangemaster double oven and five-ring gas hob. Two windows overlook the rear garden, providing plenty of natural light, while the adjoining utility room offers further storage and space for appliances, together with access to the garden and garage. A downstairs WC completes the ground floor accommodation.

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Upstairs, there are four genuine double bedrooms, making the property particularly well suited to family living. The principal bedroom is a generous room with an extensive range of built-in wardrobes and benefits from an en-suite shower room. The second bedroom is also a good size and has a large range of built-in wardrobes, while the remaining two bedrooms are both well-proportioned doubles. The bedrooms are served by a family bathroom with both a separate shower and bath.

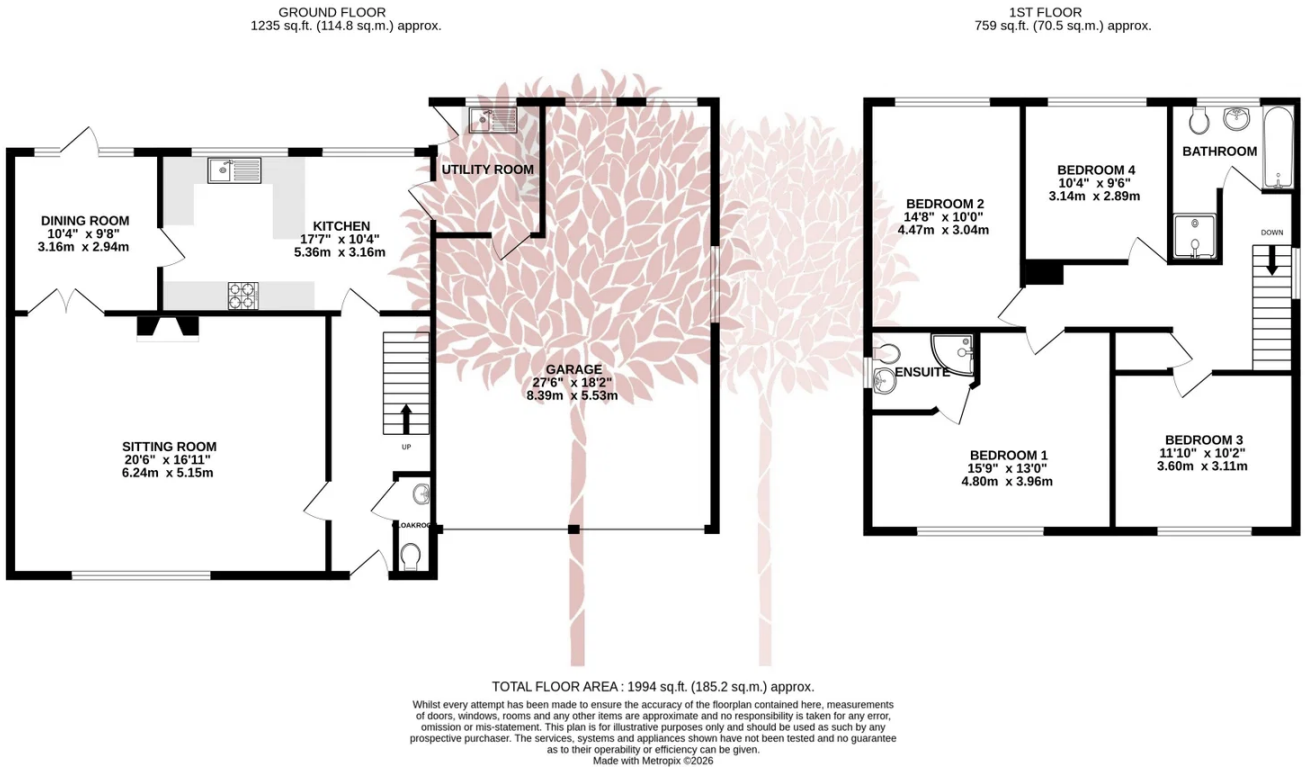
Outside, the property is approached via Ilex Lane and benefits from a generous block-paved driveway providing parking for around four vehicles. This leads to an impressive double garage, which also incorporates a useful workshop area to the rear. With power, lighting, electric roller doors and extensive storage, the garage provides considerably more than simply vehicle accommodation and will appeal to those requiring additional workspace or storage.















The south-facing rear garden is another particular feature of the property. It is a generous and established space which enjoys a good degree of privacy, with mature planted borders surrounding the lawn and views towards the Strawberry Line beyond. There is a paved seating area, greenhouse and timber garden shed, providing a practical and attractive outside space for both entertaining and everyday use.

The property also benefits from solar panels positioned on the south-facing roof, while its position alongside the Strawberry Line provides immediate access to one of the area's most popular walking and cycling routes.

What we love about the property... The combination of the peaceful Strawberry Line position, four genuine double bedrooms, generous south-facing garden and an unusually large double garage with workshop, makes this a particularly practical detached family home, with Winscombe village and its amenities also within easy walking distance.

Situation: Winscombe is a popular Mendip village situated between Bristol and Weston-super-Mare, offering a good range of everyday amenities including a supermarket, bakery, butcher, library, community centre, public house, doctors, dentist, veterinary surgery, pharmacy and a selection of takeaways. The village has a primary school together with a range of sporting clubs, while the surrounding countryside provides excellent opportunities for walking, cycling and riding. The Strawberry Line runs directly alongside the property and provides a popular traffic-free route through the surrounding countryside. Churchill Community Foundation School with Sixth Form and Sidcot School are both within easy reach, with further state and independent schooling available in the wider area. Bristol, Weston-super-Mare, Wells and Bath are all accessible by road, while Bristol Airport is also within convenient reach.

Directions: From Winscombe High Street, continue along Sandford Road for some distance. Turn left onto Ilex Lane, where number 5 can be found on the left-hand side.

What3Words: ///filed.haunt.realm

Material Information: The property benefits from gas central heating and solar panels. Council Tax Band E. EPC: B. Tenure: Freehold.